

**SPECIAL MEETING MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**Monday, February 29, 2016**  
**City Hall, Room 210**  
**4:00 p.m.**

**MEMBERS:** Chairperson Ald. Mark Steuer, Dave Boyce, Susan Ley, Jeanine Mead, Patricia Olson, and Dennis Doucette; Jason Flatt – HPC staff person

**MEMBERS ABSENT:** Roger Retzlaff

**ALSO PRESENT:** Jamie Blom, Andy Somers, Mike Hall, Josh Schwalbe, Jeff Knutson, Wendy Townsend, Ald. Nennig, and Bill Meindl

**APPROVAL OF MINUTES:**

N/A

**APPROVAL OF AGENDA:**

Modify and adopt agenda.

A motion was made by S. Ley and seconded by J. Mead to approve the agenda. Motion carried.

**COMMUNICATIONS:**

See Item 4S

**DESIGN REVIEWS:**

1. Review and discuss sign permit for Pete's Garage on N. Broadway.

Jamie Blom with Immel Construction, 1820 Radisson Street, and Andy Somers with Creative Sign, 505 Lawrence Drive, De Pere, appeared.

Andy Somers stated a sign permit was submitted today for two neon signs to be placed on the west elevation of North Broadway. One sign is a single face neon illuminated wall mount, the other is a double face flag mounted neon illuminated sign. There will also be non-illuminated window signs and a sign above the back door. A. Somers distributed copies of the signs and gave an in-depth description of the signs and placement locations. A. Somers stated the inspector already approved two of the illuminated signs because they face two different directions. Pete's Garage plans to open April 15 and would like the signs in place by April 1. There already is a neon sign installed down the street at Jake's Pizza.

A. Somers stated they made a presentation to On Broadway regarding the installation of neon lights since it was questioned whether neon would fit in with the theme of the Historic District. A. Somers stated On Broadway appeared very enthusiastic and if you look at historic pictures of downtown Green Bay buildings had neon signs.

Mike Hall, Interim Executive Director for On Broadway, appeared and stated they don't have any opposition to the sign installations.

Ald. Steuer agreed that neon signs were very prominent in the 40's and 50's. J. Mead stated the majority of signs on Broadway are painted wood and questioned if On Broadway and other businesses would approve of having both neon and

wooden signs on Broadway Street. M. Hall replied that each individual case has its own merits.

Josh Schwalbe, 1216 Cherry Street, appeared and stated he has been on the design team for On Broadway for three years. J. Schwalbe stated they follow a design guideline when a sign grant application is applied for. Some of the criteria they look at are to verify that the sign isn't too bright, blinking, obtrusive, residential properties aren't inconvenienced, and that the sign will blend in with other signs. They have the right to suggest changes to the sign design before granting approval or denial. J. Schwalbe stated that the Jake's Pizza sign was the original sign from Main Street and it holds historical significance. Pete's Garage plans to have a cover over their sign to prevent vandalism and that would actually be a step above the Jake's Pizza sign even though it's not original or historic. They voted unanimously to approve the sign because they felt it blended well with the district and it wouldn't inconvenience anyone.

Suggestions were made to put sign on timer so it shuts off during the day and to mount the sign into the mortar to minimize damage to the original brick.

A motion was made by D. Boyce and seconded by S. Ley to approve the sign permit for Pete's Garage at 142 N. Broadway. Motion carried.

2. Review and discuss building permit for 409 N. Broadway (Jeff Knutson).

Jeff Knutson appeared and stated his company, Historic Restorations, wants to add several doors and windows on the first floor of a three-story apartment building at 409 N. Broadway. The windows and openings will be consistent with the existing ones. They are not changing the front of the building, just the side of the building that faces the parking lot. J. Knutson discussed the work he will be doing and referred to the drawings that were included in the HPC packet. J. Knutson stated any brick that will be removed will be saved and repurposed.

J. Flatt stated that this building is not an individual national registered property and is not part of the national registered district.

A motion was made by D. Boyce and seconded by S. Ley to approve the building permit for 409 N. Broadway. Motion carried.

**CONTINUING BUSINESS:**

3. Report by Jason Flatt on recent projects and initiatives.

J. Flatt stated his report mainly pertains to items 4 and 6; however, he would like to inform the Commission of a letter sent to the State Historic Preservation Office concerning the potential downtown eastside national historic district, which would be the area surrounding City Hall. The letter inquired if the Schauer and Schumacher buildings were eligible for the National Register and the response came back that the Schauer and Schumacher Funeral Chapel is individually eligible for the National Register, but the furniture store portion is not individually eligible; however, they would both be contributing as part of a larger district. The City owns both buildings and is doing a preliminary inquiry to see if the state still feels that a historic district potentially exists around these buildings. The perimeters would roughly extend from the Bellin Building in the west to the Hotel Northland and YMCA to the Green Bay Press Gazette then back to Washington Street. J. Flatt stated the borders he has identified are just for the State's benefit, and he would like for them to look at all the buildings he has provided within these borders.

Wendy Townsend, Economic Development, appeared and stated she has been working with J. Flatt to discuss the next steps in the Schauer and Schumacher

development and feels this is an important way to move that project forward. This project has been discussed many times previously, and now there is reason to complete this project. It is another step to economic development for the downtown area.

Ald. Steuer stated the designation of a historical site is good in itself; however, it can benefit different vehicles such as tax credits to businesses.

J. Flatt stated the next step is for the State Historic Preservation Office to send someone on site to identify the boundaries, and then the City can choose to pursue the National Registered Nomination for a district if it wishes to. Ald. Steuer stated it would be nice if a name was designated to identify this district.

4. Further discussion on the upcoming Meet and Greet of the HPC on Thursday, March 10, 2016 at the Brown County Library Auditorium, 515 Pine Street, from 5:00-9:00 PM (dealing with 414 N. Maple Ave. property and potential historic planning initiatives on the Larsen Green property).

J. Flatt stated a press release was sent regarding this item as well as a letter addressed to individuals who have expressed strong interest in, or have particular knowledge of, 414 N. Maple Avenue. It is hoped that meaningful discussions will occur during this meeting to determine what the building previously was, where it was located, and if it should be relocated.

Ald. Steuer reminded the Commission that the City Council approved to set aside a half acre of land on the Larsen Green property if a decision is made to relocate the structure there. At this meeting it should also be discussed what to do with this property, for example converting it to an information kiosk.

A motion was made by Ald. Steuer and seconded by D. Boyce to open the floor. Motion carried.

Bill Meindl appeared and stated the Commission originally opposed to moving this structure to the Larson Green property and inquired what made them change their mind. Ald. Steuer responded that they received a lot of interest in what to do with this structure and the reason for the meet and greet is to get a wide range of opinions on what should happen.

Ald. Steuer stated he will moderate this meeting and plans to take notes for use at a future meeting.

A motion was made by Ald. Steuer and seconded by J. Mead to return to regular business. Motion carried.

Ald. Steuer requested those present to bring maps, pictures, or any information they may have to display at the meeting, and to arrive at 4:00 p.m. to assist with the setup.

5. Discussion on potential HPC preservation award winners.

Ald. Steuer stated by the next meeting we should have a listing of all the nominees. S. Ley stated she wasn't aware of any residential properties that should be nominated although it would be nice to have a residence nominated. Discussion focused on whether historic buildings still undergoing renovation, buildings that are culturally significant, or buildings made to look historic can be nominated.

Ald. Steuer also mentioned listing the Frankenthal Building and the Car Museum as potential nominees.

J. Schwalbe stated there is a residence located at the southwest intersection of Ashland and Walnut that the owner repaired to its original state.

Ald. Steuer suggested to Commission members to email their choices for nomination to J. Flatt in order for him to photograph these properties to present at the next meeting at which a decision will be made of the award winners.

6. Discussion and possible action on 2016 bi-centennial celebration of the Fort Howard military complex.

Ald. Steuer stated he received a call from James Hayward, a restoration expert, who has been in the community for a long time and has done some work at Heritage Hill. J. Hayward contacted the 3<sup>rd</sup> US Infantry Regiment in Ft. Myer, Virginia and found out that this group was the same military group that came here in 1784 as the oldest US military regiment in existence. J. Hayward and J. Flatt contacted the regiment to see if they could send a contingent of musicians from this group on August 7, which would be the 200<sup>th</sup> anniversary of when American troops came to Green Bay and inquired what the costs associated to bringing them here would be.

Discussion included that the Tall Ship Festival, Brown County Historical Society, ARDC and Heritage Hill are also planning events that will occur at this time and that this Commission should contact these societies to coordinate plans with them.

W. Townsend informed the Commission of the activities occurring during the Tall Ship Festival and which ships will be participating.

## **NEW BUSINESS:**

Ald. Steuer stated that on April 22-23, 2016 the Wisconsin Association of Historical Preservation Commission will meet at Heritage Hill and he would like to see this Commission represented there. Dennis Doucette stated that he is giving a presentation there and would be happy to represent this Commission. Ald. Steuer stated that he would like to make a motion to find out what the cost would be in order for HPC to become members of this Association.

Ald. Steuer announced that the HPC website has been updated and asked for members to contact J. Flatt, and carbon copy him, with any information they would like to contribute to this site. B. Meindl gave permission to use any of his articles.

**NEXT MEETING DATE:** March 14, 2016, with the Meet and Greet being held on March 10, 2016

## **ADJOURNMENT**

A motion was made by S. Ley and seconded by J. Mead to adjourn. Motion carried.



OFFICE OF THE MAYOR  
100 NORTH JEFFERSON STREET, ROOM 200  
GREEN BAY, WI 54301

JAMES J. SCHMITT  
MAYOR

## **PRESS RELEASE**

For more information or comment, please  
contact: Mark Steuer, 920-664-6033  
Jason Flatt, 715-587-2276

February 18, 2016

### **Green Bay Historic Preservation Commission Meet & Greet**

(Green Bay, WI) Green Bay's Historic Preservation Committee is coordinating an open house style meet and greet for history enthusiasts, followed by discussion on the historic building at 414 N Maple. This event is free and open to the public. Come out and enjoy the conversation and art displays along with fellow history buffs.

WHO: Historic Preservation Committee

WHAT: Historic Preservation Meet & Greet

WHERE: Brown County Library Auditorium, 515 Pine Street

WHEN: March 10th, 2016 from 5:00 p.m. to 9:00 p.m.

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HISTORIC PRESERVATION COMMISSION  
100 NORTH JEFFERSON STREET, ROOM 608  
GREEN BAY, WI 54301

ALD. MARK STEUER  
CHAIRPERSON

Daina Penkiunas  
Deputy State Historic Preservation Officer  
Historic Preservation – Room 306  
816 State Street  
Madison, WI 53706-1482

February 29, 2016

Dear Daina Penkiunas:

I have received a letter dated February 10, 2016, from Peggy Veregin concerning the National Register eligibility of the Schauer and Schumacher Funeral Chapel and Furniture Store in Green Bay, Wisconsin. Per Peggy's letter, the potential for a National Register historic district appears to be strong, but an onsite evaluation is a necessary first step in any such determination.

The City of Green Bay's office of Economic Development is interested in learning whether or not Green Bay's east-side downtown is truly eligible for National Register district designation. As noted in Peggy's letter, a potential downtown district was identified as part of Green Bay's 1988 intensive survey.

Attached please find two marked-up copies of the 1988 intensive survey map for the potential downtown historic district. One map includes building names and AHI numbers. The other map lists approximate years of construction and alterations. On the first map I have outlined a slightly larger area of interest (as compared to that identified in the 1988 intensive survey) that encompasses four additional buildings in the southwest (between Washington, Doty, and Adams streets) as well as the NRHP Christ Episcopal Church complex in the northeast. These buildings may or may not be eligible for inclusion in any proposed district(s), but I am reluctant to dismiss them based solely on a proposed district map drawn in 1988.

Also attached please find a contemporary bird's eye map with the same outlined area of interest as well as a copy of the 1945 Sanborn maps for the same area of interest. These maps are provided for reference so as to illustrate both what the potential district has and what it no longer has.

If you feel that photographs would be helpful, I am happy to take and provide photos of all properties within the area of interest. For now I hope that the AHI numbers and maps are sufficient to assist in planning an on-site evaluation. If I may be of further assistance, please contact me at 715.587.2276, or by e-mail at [wjflatt@new.rr.com](mailto:wjflatt@new.rr.com).

Thank you,

Wm. Jason Flatt, PE  
Historic Preservation Specialist



Map No.	Address	Name	Built	Cont.?	Notes	Parcel	WI AHI	Owner	Address	Notes
80/20	100-106 S Washington St	Bellin Building	1915 C			12-38-1 thru 12-38-10	37923	Safford Building LLC and Bellin Building Assoc	130 E Walnut St, Green Bay, WI 54301-4239	
85/12	129 S Washington St	Kittner Blacksmith Shop	1880 C			12-191	2238	Kaman Development LLP	129S Washington, Green Bay, WI 54301-4210	
85/11	127 S Washington St	Commercial	---- C			12-192	37935	Owen F Monfills LE	127 S Washington, Green Bay, WI 54301-4210	
85/10	123-125 S Washington St	Larshied Building	1930 C			12-44	37932	AMH LLC	PO BOX 22283, Green Bay, WI 54305	
85/09	121 S Washington St	Schunck Saloon	1900 C			12-46	37930	121 South Washington Investments LLC	1330 Marine St, Green Bay, WI 54301	
85/08	119 S Washington St	Smith Building	1906 C			12-47	37928	Secora Family Trust	1705 Calle De Los Alamos, San Clemente, CA 92627-4301	
85/07	117 S Washington St	Bay Theatre	1928 C		NRHP	12-48-1	5611	Meyer Theatre Corp	PO Box 1742, Green Bay, WI 54305-1742	
85/06	107-115 S Washington St	Hagerty Building	1921 C			same	37924	Meyer Theatre Corp		
80/32	217-221 E Walnut St	Green Bay Theatre	1890/1930 C			12-121	2226	American Holdings Inc	N10710 Lakeshore Rd, Clintonville, WI 54929	
84/28	115 N Adams St	Rockstroh Bakery	1894 C			12-117	1922	Robert P sanderson	115 N Adams St, Green Bay, WI 54301-5009	
84/29	117 N Adams St	Wagner Building	1901 C			12-116	29458	GIOCOR57 LLC	117 N Adams St, Green Bay, WI 54301-5009	
84/27	109 N Adams St	Schauer & Schumacher Studio	1926 C		Eligible	12-118	29448	City of Green Bay	100N Jefferson, Green Bay, WI 54301-5006	
84/26	227-231 E Walnut St	Schauer & Schumacher	1902/1922 C			12-119	36795	City of Green Bay	100N Jefferson, Green Bay, WI 54301-5006	
80/34	225 E Walnut St	Commercial	c. 1890 C			12-120	36794	Liza Rae LLC	3048 Cnty Rd EE, Abrams, WI 54101-9597	
127/07	121 S Adams St	Brown County Safety Bldg.	1963 N			12-131	29468	Brown County	PO Box 23600, Green Bay, WI 54305-3600	
127/06	126 S Adams St	Brown County Jail	1964 N				29470			
85/18	300 E Walnut St	Commercial	---- N		DEMOLISHED but not in district		29469			
84/22	100 S Jefferson St	Federal Building	1909 C			12-132	36796	Brown County	PO Box 23600, Green Bay, WI 54305-3600	
108/09	129-139 S Jefferson St	Kellogg Library	1908-1910 C		NRHP	12-152	2070	Brown County	PO Box 23600, Green Bay, WI 54305-3601	
108/07	115 S Jefferson St	Columbus Community Club	1903 C		NRHP	11-269	2071	James Sickel	PO Box 1626, Green Bay, WI 54305-1626	
118/30	400-422 E Walnut St	Columbus Community Club	1924 C			11-258	31508	Young Broadcasting of Green Bay Inc	115S Jefferson St, Green Bay, WI 54301	
84/02	301-315 E Walnut St	Columbus Building	1936 C			11-257	42665	Ronald L & Rachel A Smits	4361 Nicolet Dr, Green Bay, WI 54311	
107/36	108-112 N Adams St	Northern Building	1930 C			12-133	2218	Brown County	PO Box 23600, Green Bay, WI 54305-3600	
107/35	114-116 N Adams St	Wisconsin Telephone Co.	1904 C			12-134	29450	Neighborhood Housing Services of Green Bay Inc	437 S Jackson St, Green Bay, WI 54301	
107/34	124 N Adams St	McGinnis Garage	1922 C		DEMOLISHED		29449			
85/16	126-130 N Adams St	Commercial	c. 1925 C		DEMOLISHED		29459			
127/10	312 Cherry	Frankenthal Building	1928 C			12-137	29460	Frankenthal Building LLC	10535 N Port Washington, Mequon, WI 53092-5543	
127/11	100 N Jefferson St	Green Bay City Hall	1956 N		skipped (?)	12-138		Frankenthal Building LLC	10535 N Port Washington, Mequon, WI 53092-5543	
85/17	218-220 N Adams St	Associated Kellogg Bank	1962 N			11-216	31504	City of Green Bay-Clerk	100N Jefferson, Green Bay, WI 54301-5006	
127/12	214-216 N Adams St	Commercial	1929 C			12-140	29461	Associated Bank Leasing Real Est MS 8227	433 Main St, Green Bay, WI 54301	
85/13	300-304 Pine St	Commercial	---- N			12-145	29463	Vice Enterprises LLC	4588 ChoctawTrl, Green Bay, WI 54813	
85/14	300-308 N Adams St	Shaylor Block	c. 1876 C			12-144	29462	Associated Bank Leasing Real Est MS 8227	433 Main St, Green Bay, WI 54301	
84/20	235 N Jefferson St	Northland Hotel	1924 C			12-147	35433	A & E Investment Corp	310 Pine Street, Green Bay, WI 54301-5136	
		YMCA	1924 C		NRHP	12-148	29441	Hotel Northland LLC	1237 W Bruce St, Milwaukee, WI 53204	
					NRHP	11-11	2172	YMCA	235N Jefferson, Green Bay, WI 54301-5126	
84/14	435 E Walnut St	Press-Gazette Building	1924 C			11-210	31506	YMCA Annex		
127/03	129 N Madison St	Press-Gazette Plant	1969 N			same	31707	Green Bay Press Gazette	PO Box 23430, Green Bay, WI 54305-3430	
118/28	306-314 Pine St	Architects Building	1928 C			12-147	2173	Green Bay Press Gazette		
addition	222-224 N Adams St	Odd Fellows Temple No. 19	1935 C		skipped (?)	12-146	29464	A & E Investment Corp	310 Pine Street, Green Bay, WI 54301-5136	
addition	116-118 S Adams St		1925-1937			12-130	29467	Vice Enterprises LLC	4588 ChoctawTrl, Green Bay, WI 54813	
addition	112 S Adams St	Van Drise Motors	1937			12-130-1	29465	Gigot Properties, c/o Mark S Gigot	118 S Adams St #A, Green Bay, WI 54301-4536	
addition	111 N Jefferson St	Sophie Beaumont Bldg	1958			12-152-A	31505	TMI LLC	PO Box 12736, Green Bay, WI 54307	
addition	425 Cherry St	Christ Episcopal Church	1899		NRHP	11-182	30018	Brown County	PO Box 23600, Green Bay, WI 54305-3600	
addition	421 Cherry St	Christ Episcopal Church Rectory	1911		NRHP	same	30017	Divine Temple Church of God in Christ	425 Cherry St, Green Bay, WI 54301-5012	
addition	131 S Washington	Al's Hamburger	1934			12-190-A		same	same	
addition	201 Doty St	Brown County Motors	1927			12-190	220043	George A Rank	1652 Orchid Ln, Green Bay, WI 54813	
								GDC Washington Street LLC	PO Box 13427, Green Bay, WI 54307	